

For **sale**



W Oakland Park Blvd

NW 27th Ave

N

For more information please visit www.myfloridalands.com

Workforce One Office Buildings

2610, 2626, 2660, 2680 W. Oakland Park Blvd, Oakland Park, FL 33311

savills

Contents

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Executive **summary**

Savills, the exclusive real estate advisor to the Florida Department of Commerce, is pleased to present an opportunity to acquire WorkForce One—comprising three vacant office buildings located at 2610, 2626, and 2680 West Oakland Park Boulevard in Oakland Park, Florida.

The Properties include:

1. 2610: 7,927± SF office building on 0.39 acres.
2. 2626: 16,156± SF office building on 1.49± acres includes building 2660
3. 2660: 21,375± SF office building on 1.49± acres includes building 2626.
4. 2680: 2,046± SF office building on 0.97± acres.

These properties are available for purchase either collectively or individually, offering versatile investment opportunities.

The property is strategically located along the bustling West Oakland Park Boulevard in the city of Oakland Park, Florida. This major east-west thoroughfare experiences an impressive average daily traffic volume of 55,500 trips. The buildings were previously occupied by CareerSource Florida, the state workforce policy and investment board dedicated to connecting employers with qualified, skilled talent and assisting Floridians with employment and career development opportunities. CareerSource Florida has since downsized and now operates out of neighboring buildings to the west.

The Property is to be sold "as is", "where is". Offeror needs to submit Letter of Intent to rcmills@savills.us. Please note at closing, the Offeror shall be required to pay **all costs of closing** including, but not limited to, the cost incurred through the surveying, advertising and appraisals of the property, title insurance, documentary stamp tax on the quitclaim deed, recording costs, real estate brokerage fees, and any other closing costs that Offeror may incur.

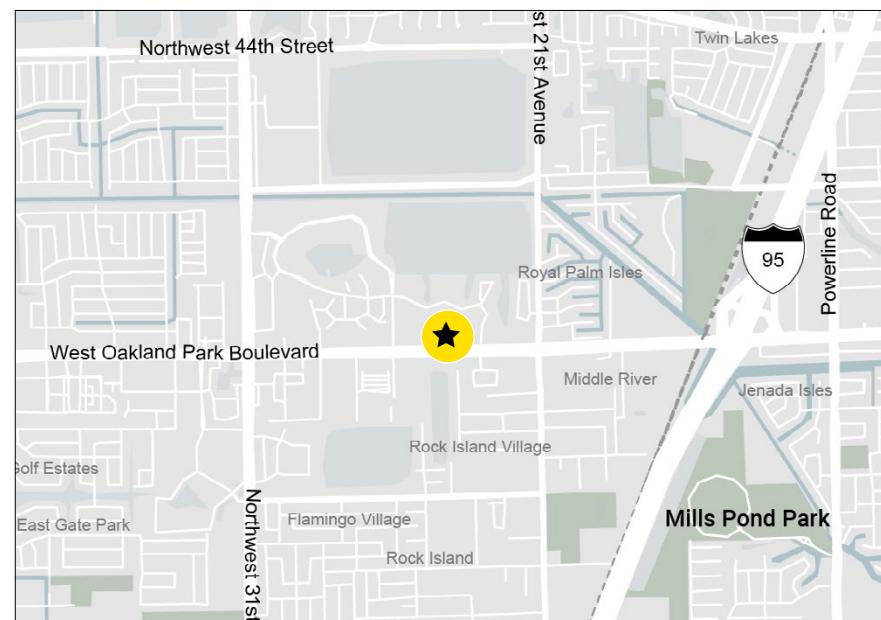
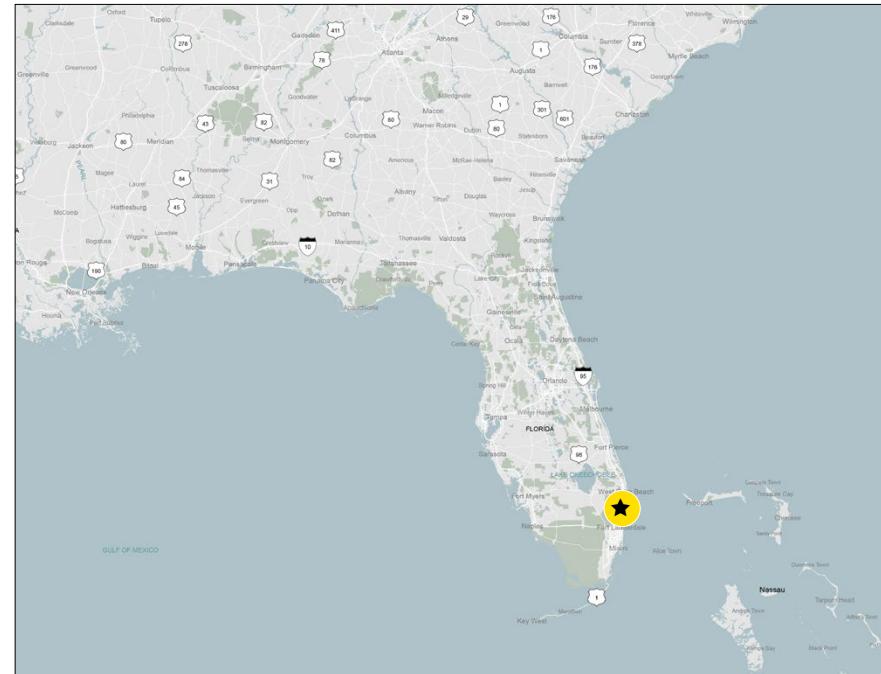
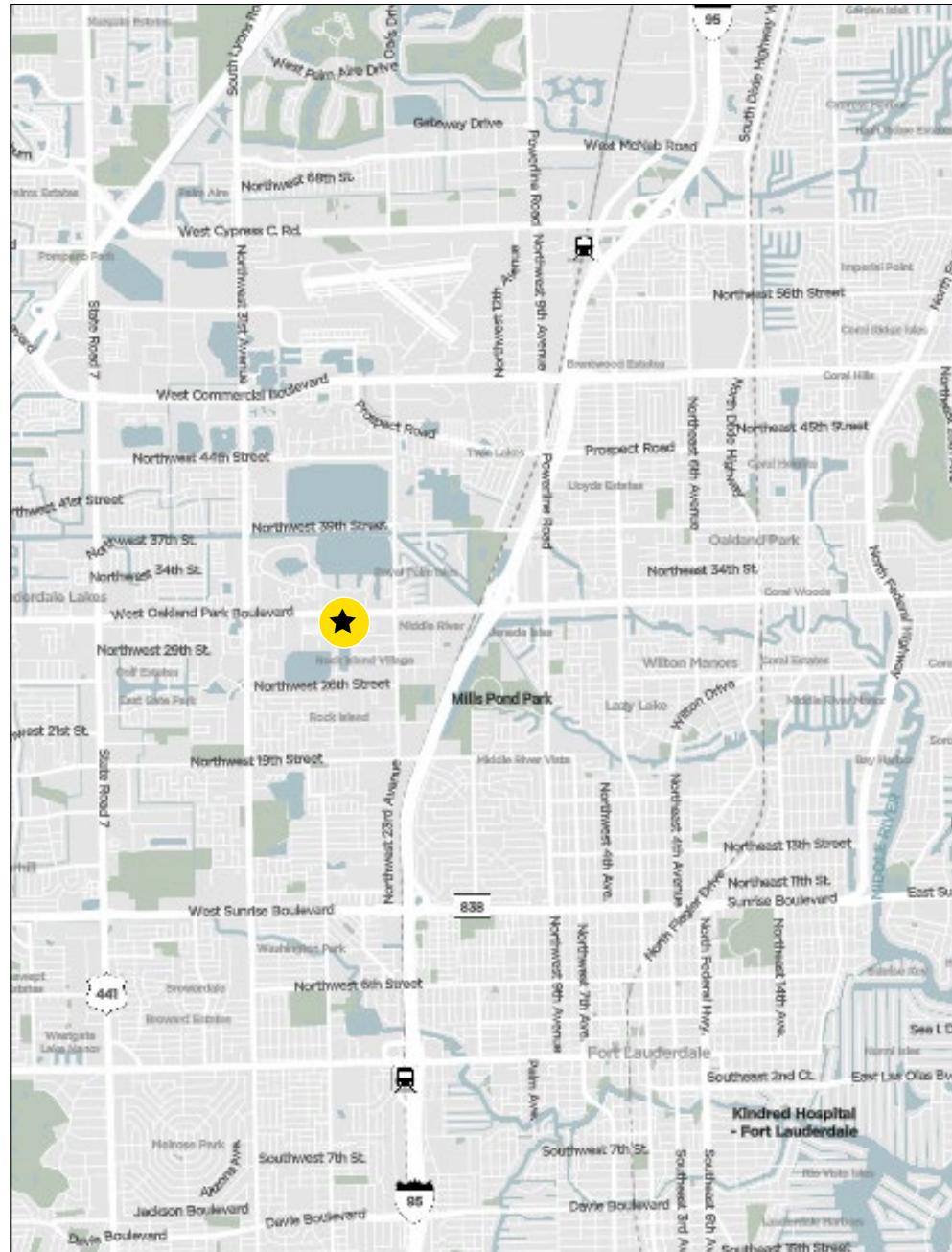
For any questions, please contact Randall Mills at (727) 421-8789.



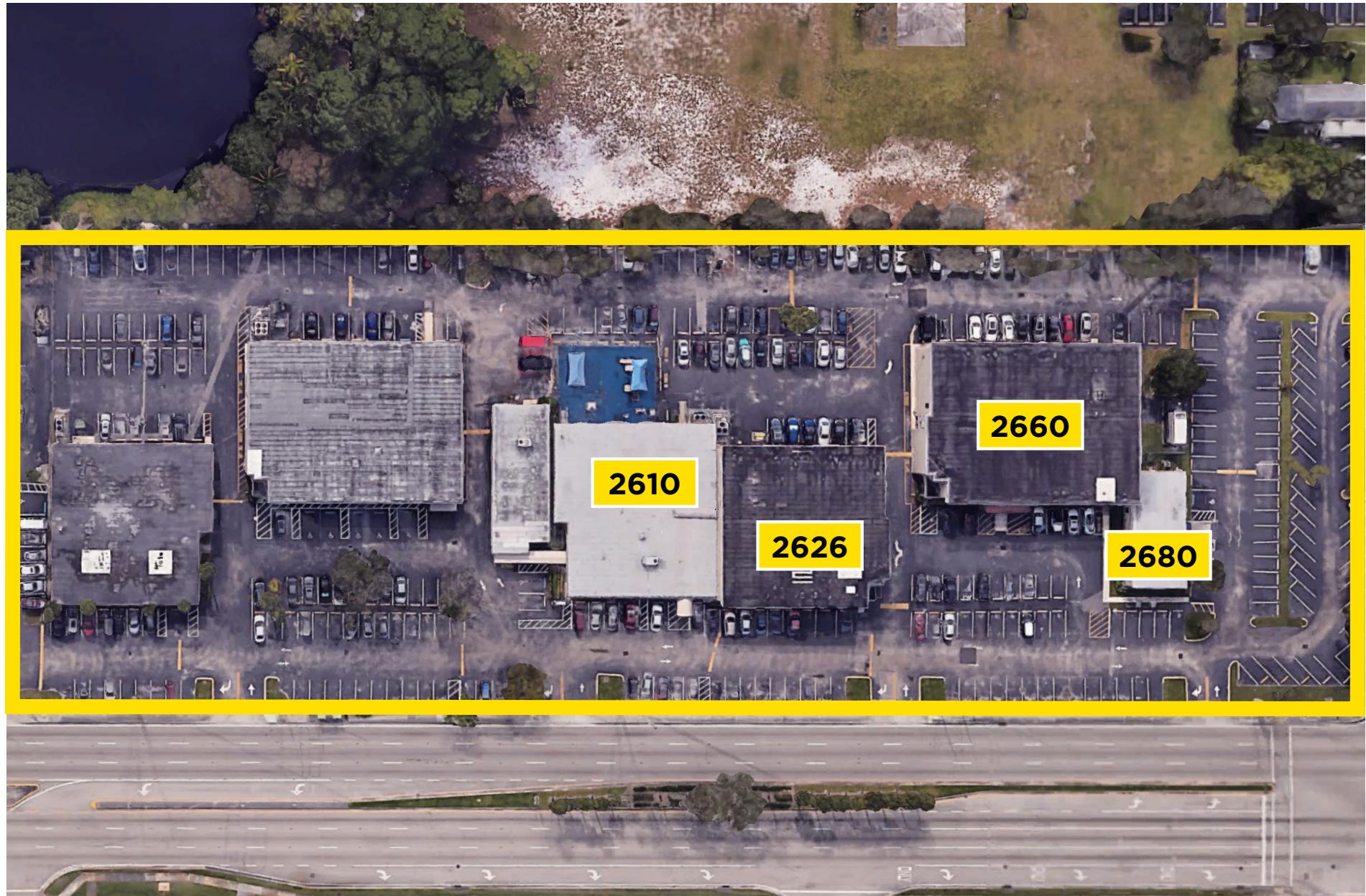
Offering / **highlights**

Location:	2610, 2626, 2680 W Oakland Park Blvd, Oakland Park, FL 33311
Tax District:	City of Oakland Park, Broward County
Parcel IDs:	2610: 4942-29-29-0040 2626: 4942-29-33-0010 2660: 4942-29-33-0010 2680: 4942-29-33-0020; 4942-29-33-0030; 4942-29-33-0021
Lot Size:	2610: 0.39± Acres (17,165 SF) 2626 & 2660: 1.49± Acres (64,718 SF) 2680: 0.97± Acres (42,253 SF)
Zoning:	B-1 (Community Business District)
Future Land Use:	C (Commercial)
F.A.R.:	1.0
Building Size:	2610: 7,927± SF (1 story) - Built 1972 / 2000 2626: 16,156± SF (2 story) - Built 1976 / 2000 2660: 21,375± SF (2 story) - Built 1976 / 2000 2680: 2,046± SF (1 story) - Built 1978
Construction:	Masonry
Parking Spaces:	2610: 11 surface (1.4 / 1,000 SF) 2626: 51 surface (3.2 / 1,000 SF) 2660: 63 surface (3.0 / 1,000 SF) 2680: 96 surface (46.9 / 1,000 SF)
Flood Zone:	AH
Evacuation Zone:	No
CRA:	Yes
Opportunity Zone:	No
Asking Price:	2610: \$2,600,000 (\$327.99 PSF) 2626: \$3,800,000 (\$235.21 PSF) 2660: \$4,750,000 (\$222.22 PSF) 2680: \$480,000 (\$234.60 PSF)

Location / **maps**



Location overview



City of Oakland Park **overview**

BROWARD COUNTY

Nestled along Florida's southeastern coast, Broward County emerges as a dynamic hub between Miami-Dade and Palm Beach Counties. Boasting a population nearing 2 million residents, Broward stands as the second most populous county in Florida. Within the broader South Florida metro area, which ranks as the eighth most populous in the U.S., Broward County contributes significantly to a vibrant urban landscape encompassing approximately 6.1 million residences.



CITY OF OAKLAND PARK

The City of Oakland Park, situated in the heart of Broward County, is a thriving municipality known for its rich history and dynamic community atmosphere. Although smaller in size compared to its neighboring cities, Oakland Park has experienced significant growth and revitalization, particularly in its downtown area. This vibrant urban center has become a hub of activity, offering a seamless blend of residential, commercial, and recreational spaces.

Oakland Park is distinguished by its commitment to creating a sustainable and pedestrian-friendly environment, with ongoing efforts to enhance green spaces, promote local businesses, and support community events that foster a strong sense of civic pride. The city's dedication to preserving its historical charm while embracing modern development has made it an attractive destination for both new residents and businesses alike.

In recent years, Oakland Park has emerged as a magnet for small businesses and entrepreneurs, particularly in the culinary arts and creative industries. The city's burgeoning food scene, often celebrated for its diverse and innovative offerings, has gained recognition beyond local borders. Furthermore, Oakland Park is home to an array of cultural and recreational amenities, including parks, art galleries, and community centers, which contribute to a vibrant quality of life for its residents.

With a favorable location near major transportation routes and a warm, subtropical climate, Oakland Park continues to draw those seeking a blend of urban convenience and small-town charm. The city remains committed to fostering an inclusive, connected, and forward-thinking community that values both tradition and innovation.



Property **details**



Property **details**

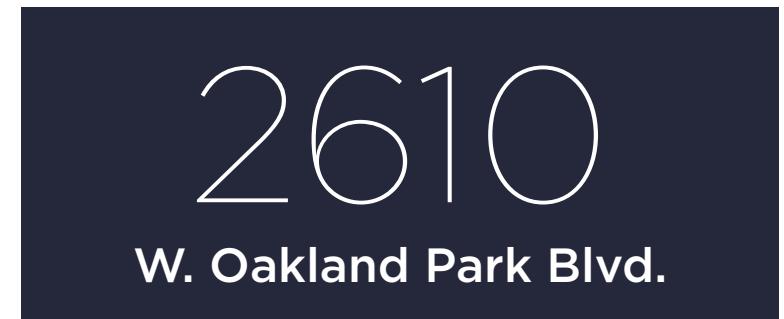
BUILDING DESCRIPTION:

Building 2610 is a one-story office building comprising approximately 7,927 gross square feet, situated on a 0.39-acre parcel. Originally constructed in 1972 and renovated in 2000, the structure is built of durable concrete block construction with a flat roof. The interior features an open floor plan complemented by a breakroom, waiting area, and a single set of restrooms. The site provides 11 surface parking spaces at the front, equating to a parking ratio of 1.4 spaces per 1,000 square feet. Additional parking may be available through the adjacent property, which offers rear-lot parking.

Since 1995, the property has been leased to Career Source Broward, which has utilized the facility as a training center and storage space. The building has been consistently maintained, with regular updates and repairs performed to meet market standards. Notably, the roof was replaced in December 2021, and interior finishes have been periodically refreshed. Overall, the property remains in good condition and demonstrates an effective age of approximately 25 years, reflecting its steady upkeep and modernization efforts.

PROPERTY HIGHLIGHTS:

Parcel ID:	4942-29-29-0040
Land Size:	0.39 acres (17,165 SF)
Zoning:	B-1 (Community Business District)
Future Land Use:	C (Commercial)
Floor Area Ratio (F.A.R.):	1.0
Gross Building Area:	7,927 SF (1-story)
Leasable Area:	7,560 SF
Year Built / Renovated:	1972 / 2019
Construction:	Concrete Block
Ceiling Height:	10-12'
Parking:	11 surface space (1.4 / 1,000 SF)
Roof:	Replaced in 2023 (2-years)
Flood Zone:	AH (1% annual chance of shallow flooding)
CRA:	No; but within the QCT Program
Asking Price:	\$2,600,000 (\$327.99 PSF)



Front



Source: Broward County Property Appraiser

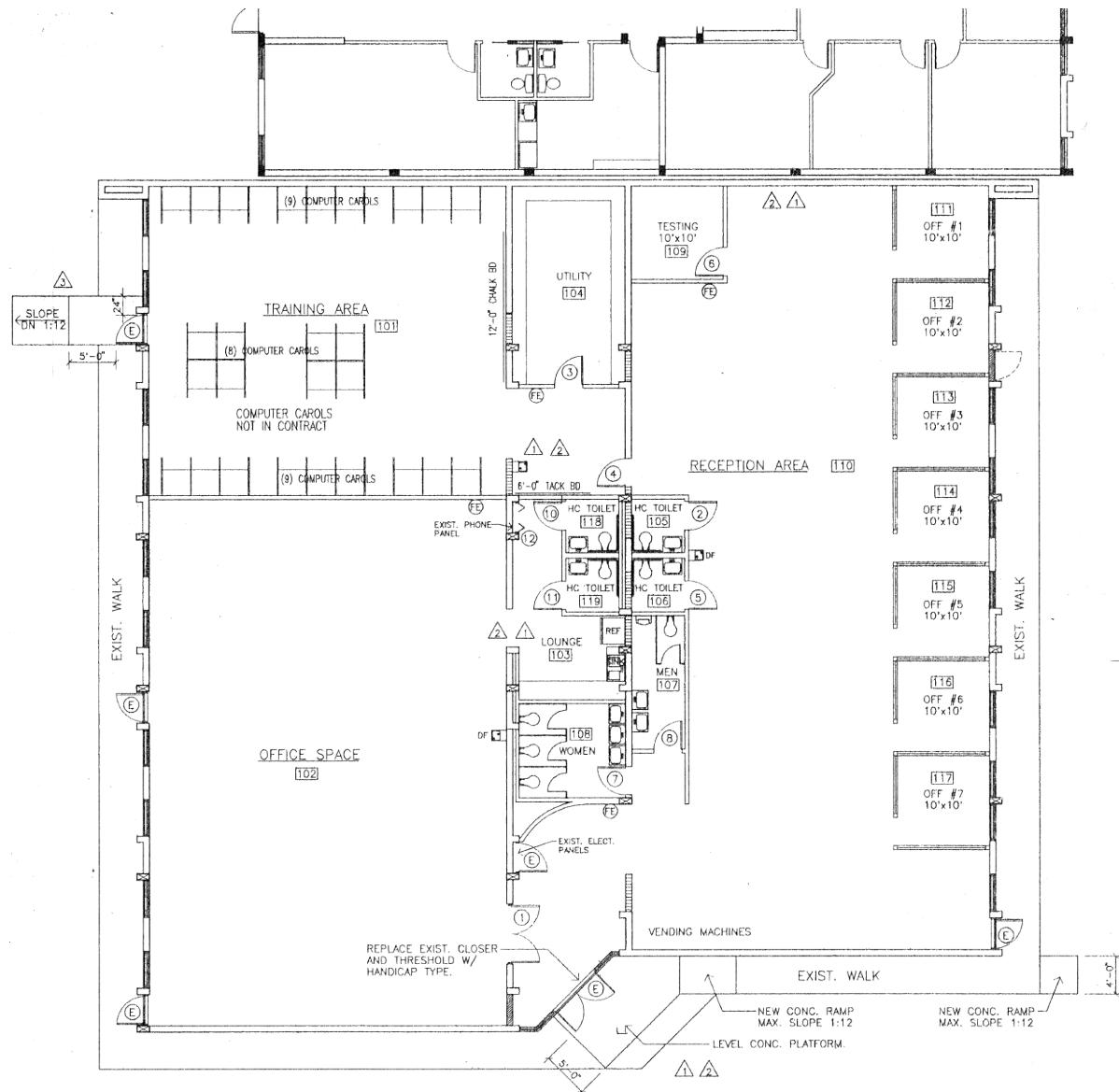
2610 W. Oakland Park Blvd. **building images**



2610
W. Oakland Park Blvd.



2610 W. Oakland Park Blvd. **floor plans**



1st Floor

Property **details**

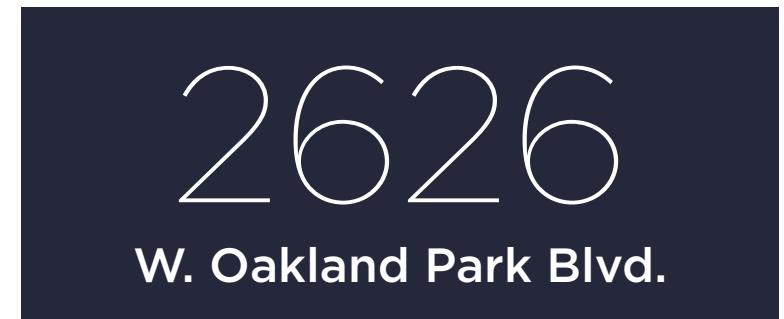
BUILDING DESCRIPTION:

Building 2626 is a two-story office building comprising approximately 16,156 gross square feet, situated on a 1.49-acre parcel. Originally constructed in 1976 and renovated in 2000, the structure is built of concrete block construction and has a flat roof. The interior design includes a waiting room, men's and women's restrooms, private offices, open cubicle offices, a break room, and a large conference room with on the first floor. The second-floor features additional offices, a break room, a conference room, and separate men's and women's restrooms. The site provides 51 surface parking spaces at the front, equating to a parking ratio of 3.2 spaces per 1,000 square feet. Additional parking may be available through the adjacent property.

Since 1995, the property has been leased to Career Source Broward, which has utilized the facility as a training center and storage space. The building has been consistently maintained, with regular updates and repairs performed to meet market standards. Notably, the roof was replaced in December 2021, and interior finishes have been periodically refreshed. Overall, the property remains in good condition and demonstrates an effective age of approximately 25 years, reflecting its steady upkeep and modernization efforts.

PROPERTY HIGHLIGHTS:

Parcel ID:	4942-29-33-0010
Land Size:	1.49 acres (64,718 SF) includes 2660
Zoning:	B-1 (Community Business District)
Future Land Use:	C (Commercial)
Floor Area Ratio (F.A.R.):	1.0
Grose Building Area:	16,156 SF (2-story)
Leasable Area:	16,052 SF
Year Built / Renovated:	1976 / 2000
Construction:	Concrete Block
Ceiling Height:	10-12'
Parking:	51 surface (3.2 / 1,000 SF)
Roof:	Replaced in 1997 (28-years)
Flood Zone:	AH (1% annual chance of shallow flooding)
CRA:	No; but within the QCT Program
Asking Price:	\$3,800,000 (\$235.21 PSF)

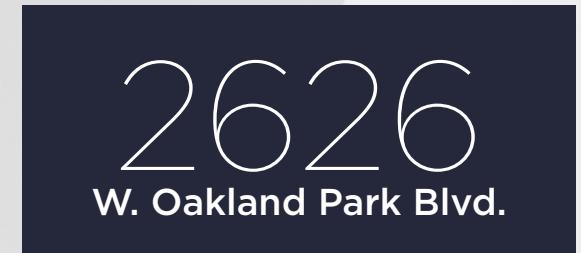
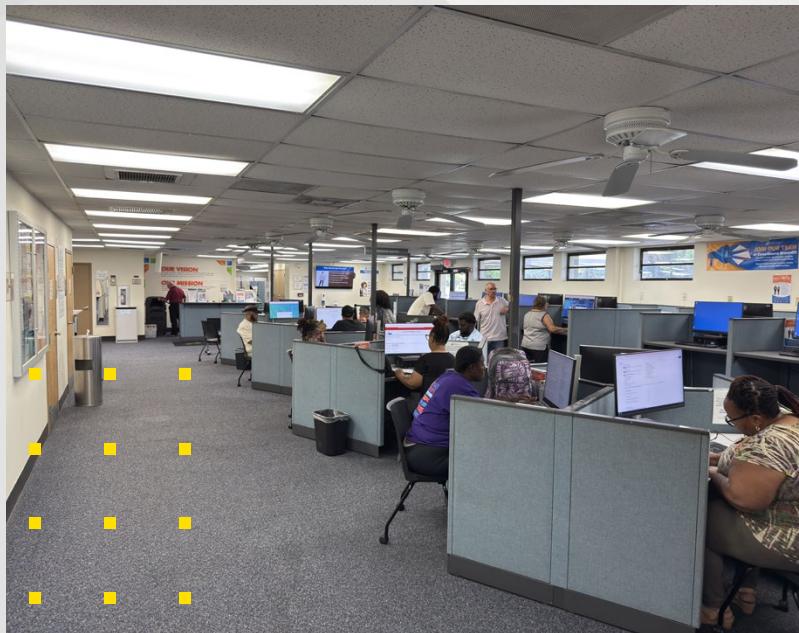


Front



Source: Broward County Property Appraiser

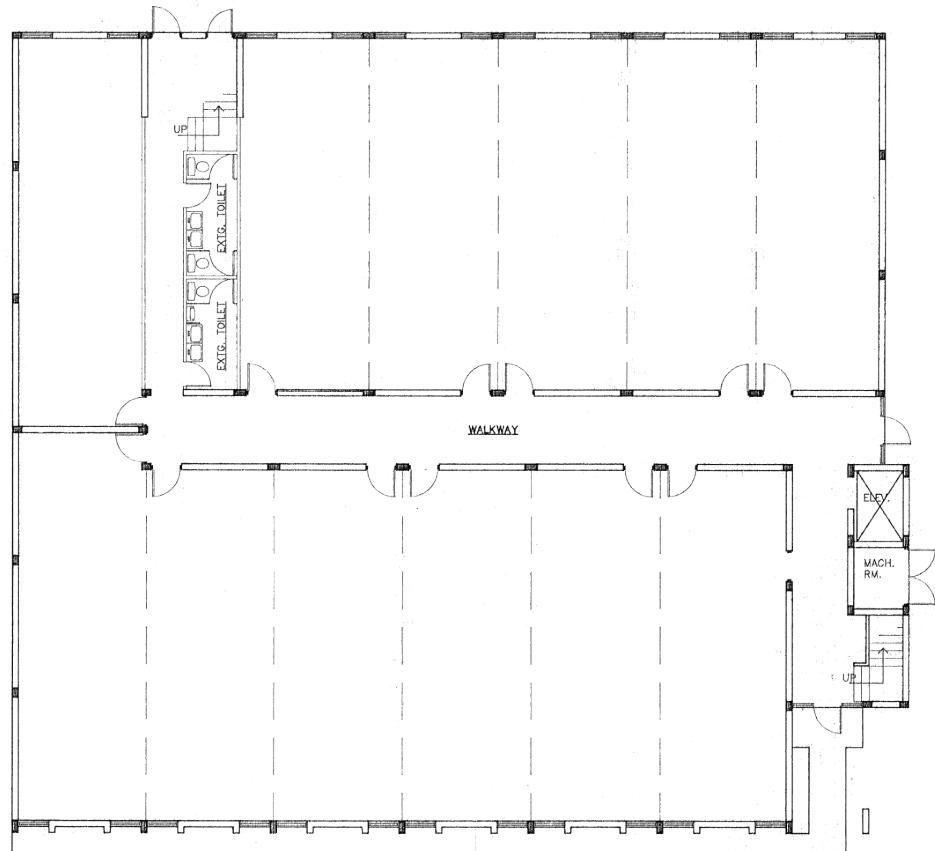
2626 W. Oakland Park Blvd. **building images**



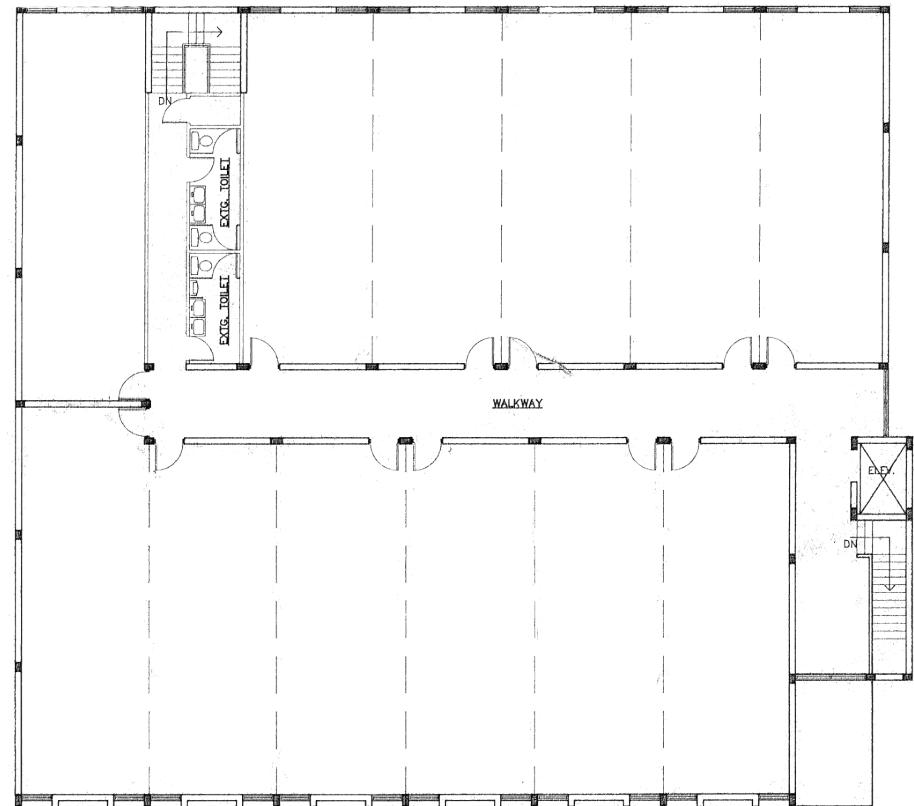
2626 W. Oakland Park Blvd. **building images**



2626
W. Oakland Park Blvd.

2626 W. Oakland Park Blvd. **floor plans**

1st Floor



2nd Floor

Property **details**

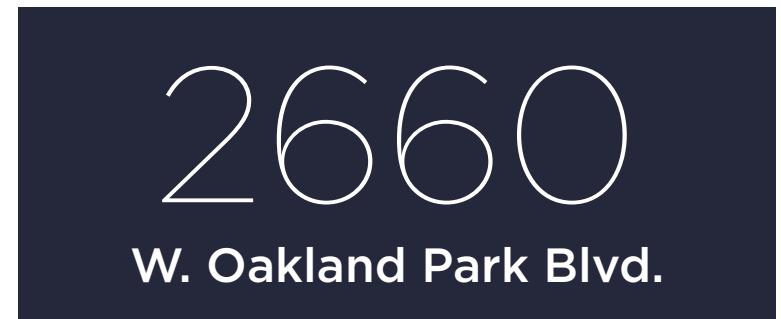
BUILDING DESCRIPTION:

Building 2660 is a two-story office building comprising approximately 21,375 gross square feet, situated on a 1.49-acre parcel. Originally constructed in 1976 and renovated in 2000, the structure is built of concrete block construction and has a flat roof. The interior design includes a waiting room, men's and women's restrooms, private offices, open cubicle offices, a break room, and a large conference room with on the first floor. The second-floor features additional offices, a break room, a conference room, and separate men's and women's restrooms. The site provides 63 surface parking spaces at the front, equating to a parking ratio of 3.0 spaces per 1,000 square feet. Additional parking may be available through the adjacent property.

Since 1995, the property has been leased to Career Source Broward, which has utilized the facility as a training center and storage space. The building has been consistently maintained, with regular updates and repairs performed to meet market standards. Notably, the roof was replaced in December 2021, and interior finishes have been periodically refreshed. Overall, the property remains in good condition and demonstrates an effective age of approximately 25 years, reflecting its steady upkeep and modernization efforts.

PROPERTY HIGHLIGHTS:

Parcel ID:	4942-29-33-0010
Land Size:	1.49 acres (64,718 SF) includes 2626
Zoning:	B-1 (Community Business District)
Future Land Use:	C (Commercial)
Floor Area Ratio (F.A.R.):	1.0
Gross Building Area:	21,375 SF (2-story)
Leasable Area:	17,488 SF
Year Built / Renovated:	1976 / 2016
Construction:	Concrete Block
Ceiling Height:	10-12'
Parking:	63 surface (3.0 / 1,000 SF)
Roof:	Replaced in 2023 (2-years)
Flood Zone:	AH (1% annual chance of shallow flooding)
CRA:	No; but within the QCT Program
Asking Price:	\$4,750,000 (\$222.22 PSF)



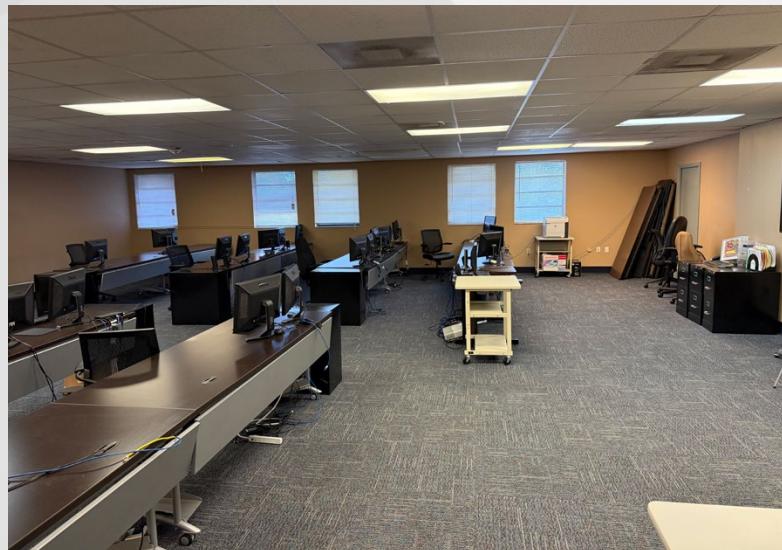
Front



Side

Source: Broward County Property Appraiser

2660 W. Oakland Park Blvd. **building images**



2660 W. Oakland Park Blvd. **building images**



2660
W. Oakland Park Blvd.

Property **details**

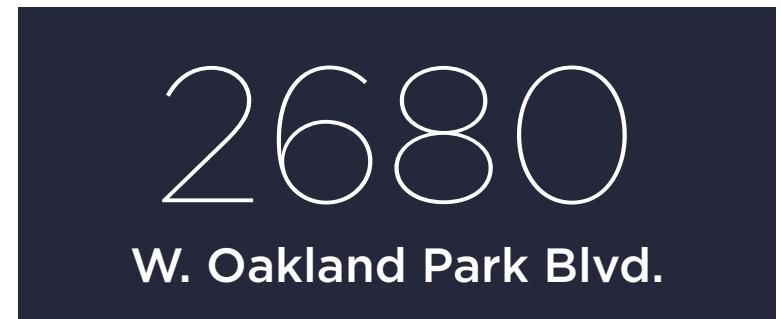
BUILDING DESCRIPTION:

Building 2680 is a one-story office building comprising approximately 2,046 gross square feet, situated on a 0.97-acre parcel. Originally constructed in 1978 and renovated in 2000, the structure is built of durable concrete block construction with a flat roof. The interior features an open floor plan complemented by a breakroom, waiting area, and a single set of restrooms. The site is positioned on the hard corner and includes 96 surface parking spaces at the front, equating to a parking ratio of 46.9 spaces per 1,000 square feet.

Since 1995, the property has been leased to Career Source Broward, which has utilized the facility as a training center and storage space. The building has been consistently maintained, with regular updates and repairs performed to meet market standards. Notably, the roof was replaced in December 2021, and interior finishes have been periodically refreshed. Overall, the property remains in good condition and demonstrates an effective age of approximately 25 years, reflecting its steady upkeep and modernization efforts.

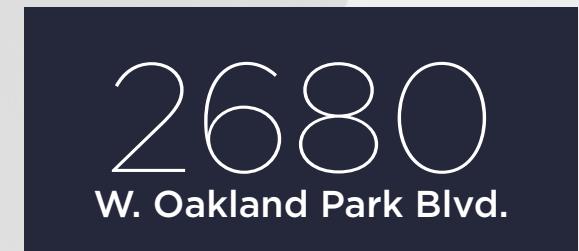
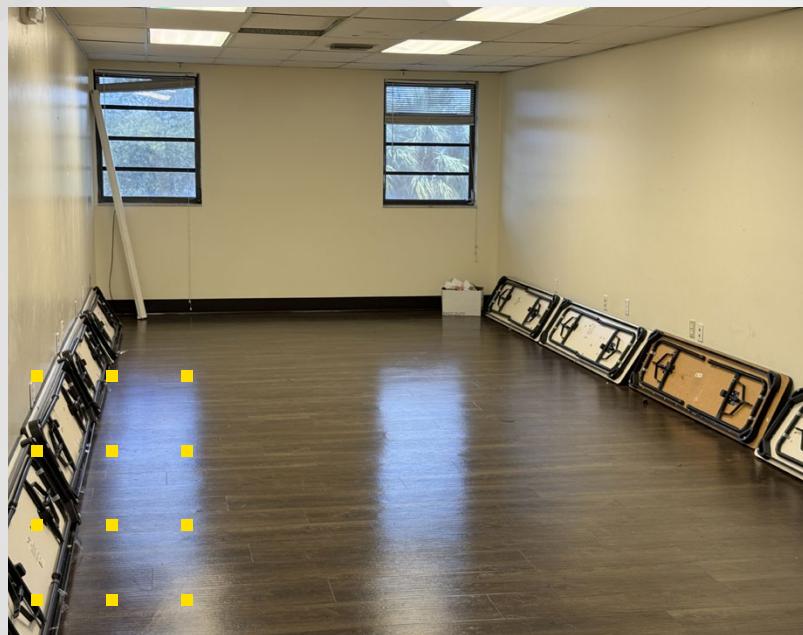
PROPERTY HIGHLIGHTS:

Parcel ID:	4942-29-33-0020; 4942-29-33-0030; 4942-29-20-11800
Land Size:	0.97 acres (42,253 SF)
Zoning:	B-1 (Community Business District)
Future Land Use:	C (Commercial)
Floor Area Ratio (F.A.R.):	1.0
Grose Building Area:	2,046 SF (1-story)
Leasable Area:	1,818 SF
Year Built / Renovated:	1978 / 1989
Construction:	Concrete Block
Ceiling Height:	10-12'
Parking:	96 surface (46.9 / 1,000 SF)
Roof:	Replaced in 2023 (2-years)
Flood Zone:	AH (1% annual chance of shallow flooding)
CRA:	No; but within the QCT Program
Asking Price:	\$480,000 (\$ 234.60 PSF)

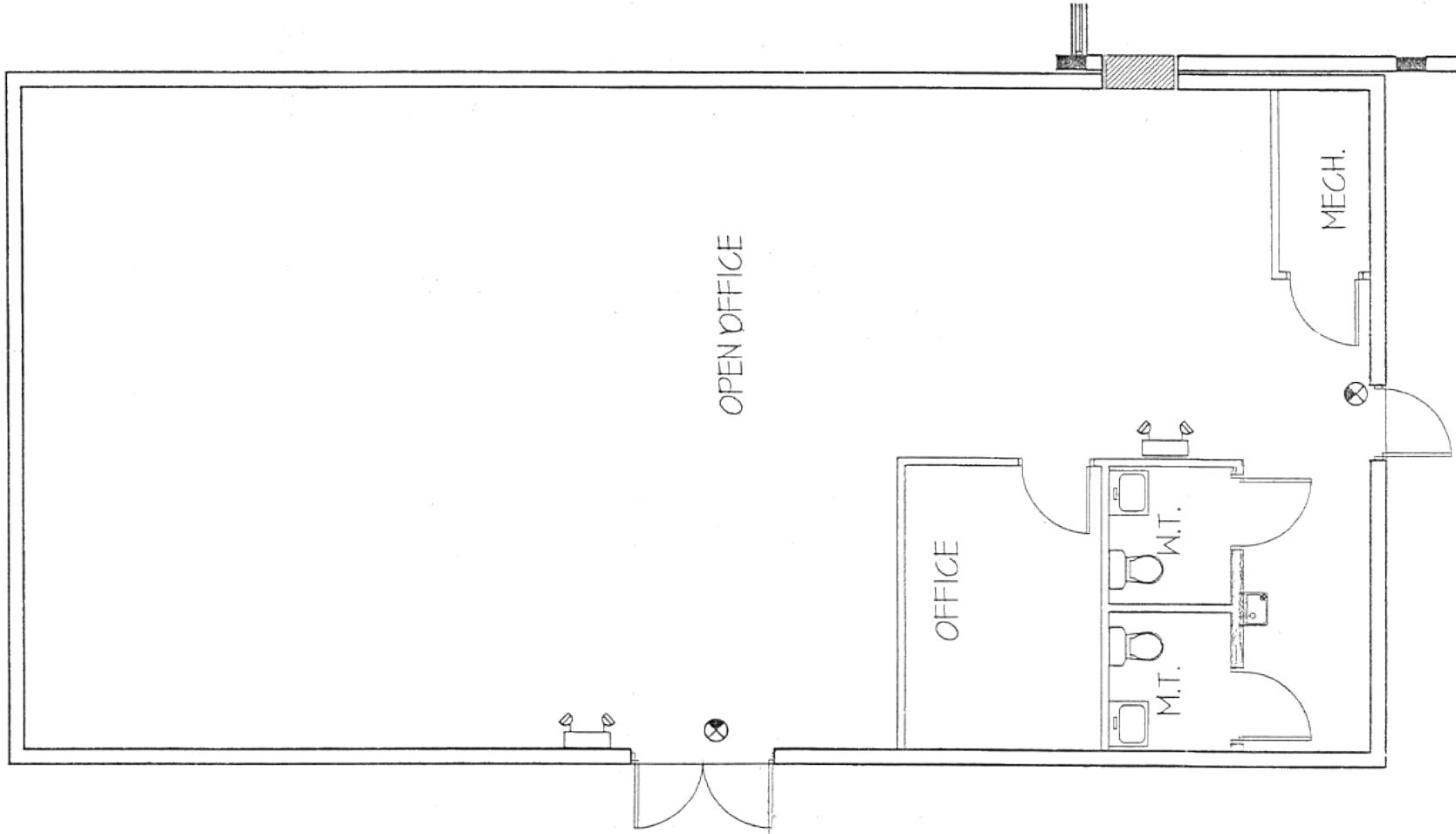


Source: Broward County Property Appraiser

2680 W. Oakland Park Blvd. **building images**



2680 W. Oakland Park Blvd. **floor plans**



1st Floor

Market **statistics**

CITY OF OAKLAND PARK

Oakland Park, a key city within Broward County, has emerged as a growing commercial hub, benefiting from its proximity to Fort Lauderdale and easy access to major highways and transportation networks.

Vacancy Rates: The vacancy rate in Oakland Park's office market is slightly lower than the county average, hovering around 12%. This is due to the city's ongoing revitalization efforts and its appeal to creative industries and small businesses.

Rental Rates: Office rental rates in Oakland Park are competitive, with Class A spaces averaging \$40 per square foot annually. The city offers more affordable options compared to neighboring areas, making it attractive for startups and small businesses.

CLASS B & C OFFICE MARKET CONDITIONS:

Class B Offices: Oakland Park's Class B office spaces continue to attract interest from businesses seeking affordable, yet well-maintained, spaces. Vacancy rates for Class B offices are around 15%, with rental rates averaging \$30 per square foot annually. These spaces are popular among professional service firms, small businesses, and non-profits looking for a balance between cost and quality.

Class C Offices: The Class C office market in Oakland Park is relatively stable, with vacancy rates hovering around 18%. Rental rates for these spaces are lower, averaging \$20 per square foot annually. Class C offices tend to attract smaller, cost-conscious businesses, including startups and local service providers. Many of these spaces are older buildings that may require renovation, but they offer an affordable entry point into the market.

Development Activity: Oakland Park is seeing an increase in mixed-use developments and the adaptive reuse of existing buildings into modern office spaces. The city's focus on urban redevelopment and creating a vibrant, pedestrian-friendly environment has attracted new businesses and investors.

Market Trends: The city's emphasis on arts and culture has led to the development of creative office spaces that cater to the needs of design firms, media companies, and tech startups. Additionally, Oakland Park's commitment to sustainability is reflected in the growing number of green buildings and energy-efficient office spaces.

OUTLOOK FOR 2025:

The commercial real estate office market in Broward County and Oakland Park is expected to remain stable in 2025, with continued demand for high-quality, flexible office spaces. The region's economic diversity and ongoing development projects position it well for future growth. However, market participants will need to adapt to the evolving needs of tenants, particularly in terms of flexibility, sustainability, and integration with lifestyle amenities.

Demographic **summary**

Households	1 mile	3 mile	5 mile
2010 Households	7,293	60,169	176,997
2023 Households	8,199	62,837	191,359
2028 Household Projection	8,163	61,807	189,307
Annual Growth 2010-2023	0.7%	0.3%	0.5%
Annual Growth 2021-2028	-0.1%	-0.3%	-0.2%
Owner Occupied Households	4,516	32,880	108,517
Renter Occupied Households	3,647	28,927	80,790
Avg. Household Size	2.3	2.5	2.4
Avg Household Vehicles	1	1	1
Total Specified Consumer Spending	\$207.8M	\$1.6B	\$5.6B

Income	1 mile	3 mile	5 mile
Average Household Income	\$60,570	\$60,844	\$79,363
Median Household Income	\$47,111	\$44,651	\$55,442
<\$25,000	2,229	17,413	40,394
\$25,000 - \$50,000	2,228	17,271	47,174
\$50,000 - \$75,000	1,566	11,373	34,613
\$75,000 - \$100,000	1,019	6,960	21,566
\$100,000 - \$125,000	464	3,900	14,075
\$125,000 - \$150,000	238	2,468	10,981
\$150,000 - \$200,000	224	1,631	9,311
\$200,000+	232	1,822	13,245

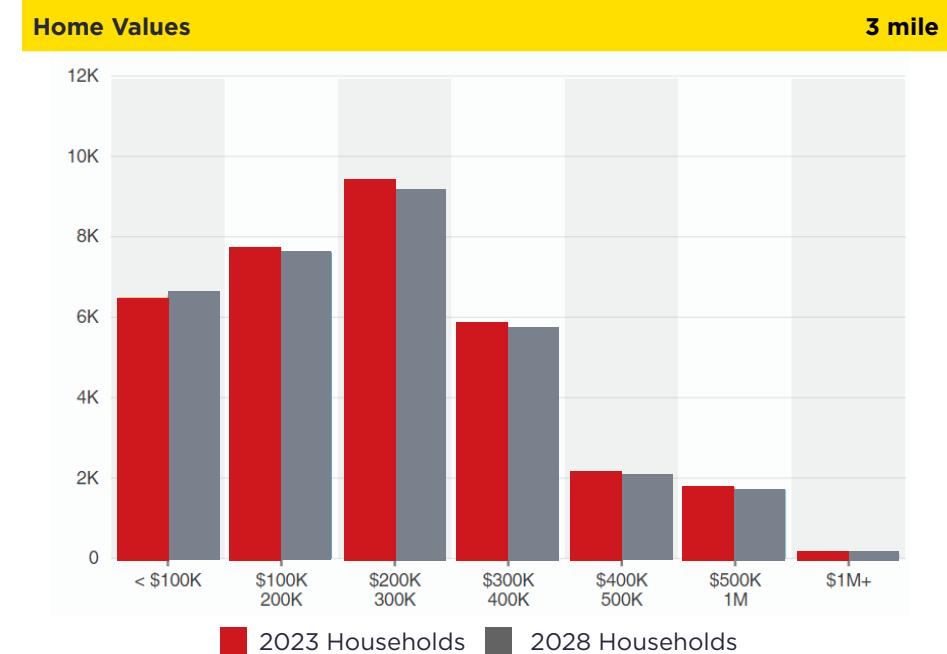
Housing	1 mile	3 mile	5 mile
Median Home Value	\$185,663	\$226,857	\$274,823
Median Year Built	1979	1972	1973

Population	1 mile	3 mile	5 mile
2010 Population	17,530	157,213	433,326
2023 Population	19,911	165,583	470,778
2028 Population Projection	19,854	163,096	466,101
Annual Growth 2010-2023	1.0%	0.4%	0.7%
Annual Growth 2023-2028	-0.1%	-0.3%	-0.2%
Median Age	39.9	39.4	41.2
Bachelor's Degree or Higher	18%	17%	26%
U.S. Armed Forces	46	112	173

62%
Less than 2 person household size



38%
More than 2 person household size



Disclaimer

Savills Inc., representative of the Seller, is solely authorized to present this property investment offering (the "Offering"). This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of (the "Property").

Prior to submitting an offer to purchase the Property, interested parties should perform and rely upon their own investigations, analyses, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and tenant improvements, solely on an "As-Is, With-All-Fault" basis, without any representations or warranties. No person is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Savills Inc., including all information contained in the Offering, is provided without any representation or assurance express or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

The Owner expressly reserves the right, as its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with an entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

The material contained herein is confidential and is presented strictly as information for the exclusive use of the prospective purchaser. Receipt and review of this Offering by the prospective purchaser constitutes an agreement not to divulge, share or distribute the information to any other party, except the prospective purchaser's legal counsel and financial advisors, without the prior specific written authorization of the Seller or Savills Inc. Each prospective purchaser shall also agree to and comply with the provisions of the confidentiality agreement executed by such prospective purchaser prior to receipt of this Offering.

This Offering is submitted subject to errors, changes, omissions, changes in price, market and other conditions. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that any and all market analyses, estimates, and projections contained in this Offering are provided for general reference purposes only and are based on assumptions related to the general economy, competitions, real estate market trends, and other factors beyond the control of the Seller or Savills Inc.

Such analyses, estimates and projections are therefore subject to material variation, and may not be consistent with the views or assumptions held by other professionals.

ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

Contact

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